



**Town and Country Planning Act 1990
Town and Country Planning (Environmental Impact Assessment) Regulations
2017**

Notification of the decision on a planning application

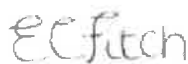
To Mr E Clover,
Clover Planning
Flat Road Farm
Willingham Fen
Willingham
CAMBRIDGE
CB24 5JW

Cambridgeshire County Council, in pursuance of powers under the above Act;
hereby **GRANT** planning permission subject to compliance with the conditions set
out below:

For Extraction of sand and gravel, restoration using inert material and
inert waste recycling
At Mitchell Hill Farm, Twentypence Road, Cottenham, CAMBRIDGE,
CB24 8PP

In accordance with your application dated 16-Jan-2018 and the plans, drawings and
documents which form part of the application.

Date: 21-Dec-2018


Signed:

Emma Fitch, Joint Interim Assistant Director - Environment and Commercial
Cambridgeshire County Council, Shire Hall, Castle Hill, Cambridge, CB3 0AP
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Advisory Note The Town & Country Planning (Development Management Procedure) (England) Order 2015 requires the Planning Authority to give reasons for the imposition of pre-commencement conditions. Conditions 9, 10, 13, 19, 26, 35 and 52 below all require further information to be submitted, or works to be carried out, to protect the environment and ensure sustainable methods of operation during the construction of the development and are therefore attached as pre-commencement conditions. The developer may not legally commence development on site until these conditions have been satisfied.

1. Implementation Time Limit

The development hereby permitted shall be commenced within 3 years from the date of this decision notice. Written notice of the date of commencement shall be sent to the Mineral Planning Authority within 7 days of such commencement.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. General

The development hereby permitted shall not be carried out except in accordance with the application form dated 16 January 2018, as amended by the subsequent submissions dated 6 July 2018 and the following approved plans and details (received 17 January 2018, unless otherwise stated) except as otherwise required by any of the following conditions set out in this planning permission:

- Additional Environmental Information Letter from Clover Planning dated 6th July 2018 with appendices 1 - 7 (received 17 July 2018);
- Location Plan, Drawing No: CP/FRIM/MH/01, dated September 2017;
- Block Plan, Drawing No: CP/FRIM/MH/02, dated December 2016 (received 19 January 2018);
- Block Plan site survey ref 04/054/100 dated 05.16;
- Site Layout [Phasing Plan], Drawing No: CP/FRIM/MH/03 Rev b dated Nov 2018 (received 30 November 2018);
- Phase 1, Drawing No: CP/FRIM/MH/03a, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 2, Drawing No: CP/FRIM/MH/03b, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 3, Drawing No: CP/FRIM/MH/03c, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 4, Drawing No: CP/FRIM/MH/03d, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 5, Drawing No: CP/FRIM/MH/03e, Rev b, dated Nov 2018 (received 30 November 2018);

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- Phase 6, Drawing No: CP/FRIM/MH/03f, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 7, Drawing No: CP/FRIM/MH/03g, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 8, Drawing No: CP/FRIM/MH/03h, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 9, Drawing No: CP/FRIM/MH/03i, Rev b, dated Nov 2018 (received 30 November 2018);
- Phase 10, Drawing No: CP/FRIM/MH/03j, Rev b, dated Nov 2018 (received 30 November 2018);
- Restoration Plan, Drawing No: CP/FRIM/MH/04, dated January 2018;
- Site Office, Drawing No: CP/FRIM/MH/08, dated November 2017;
- Proposed Site Access and Visibility Splays, Drawing No: IT1805/TS/02, Rev A, dated FEB 2018 (received 9 July 2018); and
- Aggregate Processing Plant Layout, Drawing No: SP784-LAYOUT-01D, dated 17/9/2015 (received 9 July 2018).

Reason: *To define the site, protect the character and appearance of the locality in the interests of residential and visual amenity and to ensure that the site is appropriately controlled and restored in accordance with Policies CS25, CS32, CS33, CS34, CS35, CS36, CS38 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

3. Temporary Permission for Mineral Extraction and Restoration

This permission shall be for a limited period expiring on 31 October 2035, by which time, all operations associated with the winning and working of mineral and the recycling and backfilling with suitable inert material shall cease and the site shall be restored (including the quarry processing plant area) in line with the Restoration Plan, Drawing No: CP/FRIM/MH/04, dated January 2018.

Reason: *To enable the Mineral and Waste Planning Authority to adequately control the development and to ensure that the land is restored to an agricultural after-use and the creation of new habitats in accordance with Policies CS25 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

4. Annual Mineral Output Limit

No more than 140,000 tonnes of sand and gravel shall be exported from the site in any calendar year.

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Reason: *To ensure the environmental impact of the development is adequately controlled in the interests of highway safety and the amenity of nearby residents in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011).*

5. Hours of Working

- Main excavation, processing and restoration processes:

With the exception of the operation of the mineral processing plant on Saturdays between the hours of 0700 and 1300 hours, the excavation of sand and gravel, internal transport of as-raised mineral to the processing plant, operation of the mineral processing plant / dry screening plant for the processing of any inert waste material, and the deposit of inert waste within the worked out parts of the quarry and the re-spreading of restoration soils shall only be carried out within the following:

07.00 - 18.00 Monday to Friday

and at no other time on Saturdays, Sundays or Bank/Public Holidays.

- Soil stripping and formation of stockpiles or bunds:

With the exception of soil stripping or soil bund construction within 130 metres of The Farmhouse, Elm Farm and residential properties at The Lakes, which shall only be undertaken between the hours of 0800 to 1700 Mondays to Fridays, no operations or uses authorised, required or associated with the stripping of soils, soil movement by dumptruck and formation of soil storage/noise and visual attenuation bunds shall be undertaken outside of the following hours

07.00 - 18.00 Monday to Friday

and at no other time on Saturdays, Sundays or Bank/Public Holidays.

- Export of Mineral or delivery of inert material:

No operations or uses authorised, required or associated with the export of processed mineral from the processing plant or the delivery of suitable inert material to the dry screening plant stockpile shall be undertaken outside of the following:

07.00 - 18.00 Monday to Friday

07.00 - 13.00 Saturday

and at no other time on Sundays or Bank/Public Holidays.

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Reason: To protect the amenity of local residents in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018).

6. Vehicular Access

There shall be no direct motor vehicular access to or from the site along Long Drove. All motor vehicular access to the site shall only be gained from the roundabout on the A10.

Reason: In the interests of residential amenity and highway safety in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and policies TI/2 and SC/10 of the South Cambridgeshire Local Plan (2018).

7. Crossings of Long Drove (two locations)

No soil stripping, other than that necessary for the Long Drove crossing, shall commence until such time as submitted scheme drwg ref IT1805/TS/02 Rev A dated FEB 2018 (received 9 July 2018) for the Long Drove crossing near the processing plant site has been constructed.

No soil stripping shall commence on Phase 6 of the development until such time as submitted scheme drwg ref IT1805/TS/02 Rev A dated December 2017 (received 9 July 2018) or the Long Drove internal quarry plant crossing has been constructed.

In addition details of internal advisory signage to warn drivers to give way to users of Long Drove at the crossing points and details of any proposed gates or means of enclosure of the access points and how it will operate in relation to the public highway, shall be submitted to and approved in writing by the Mineral Planning Authority prior to the crossing points being brought into use. The approved plans shall be implemented prior to the crossing points being brought into use and the internal signage shall be maintained for the duration of site operations.

The approved Long Drove crossing schemes shall be subsequently implemented in full accordance with the approved details and maintained for the duration of the development. The crossing point near the processing plant shall be in place and open for traffic prior to the delivery of construction equipment for site preparation and erection of the mineral and inert materials processing plant and the commencement of the removal of excavated mineral from or the delivery of imported inert materials to the site.

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Reason: *In the interests of residential amenity and highway safety in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and policies TI/2 and SC/10 of the South Cambridgeshire Local Plan (2018).*

8. On-site Parking Provision

Prior to the commencement of the removal of excavated mineral from the site, or the delivery of imported inert materials to the site, the staff and visitor car parking area identified on the Site Layout [Phasing Plan], Drawing No: CP/FRIM/MH/03, Rev b, dated Nov 2018 (received 30 November 2018) shall be laid out and made available for use.

The staff and visitor car parking area shall be retained for the duration of the development for the purpose provided.

Reason: *In the interests of residential amenity and highway safety in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and policies TI/2, T1/3 and SC/10 of the South Cambridgeshire Local Plan (2018).*

9. Cultural Heritage: Archaeology - Archaeology (Pre-commencement)

No development shall commence until a Written Scheme of Investigation (WSI) has been submitted and approved in writing by the Mineral and Waste Planning Authority. The WSI shall include:

- a) the statement of significance and research objectives;
- b) the phased programme and methodology of site investigation, an appropriate outreach element, post-excavation assessment and archiving; and
- c) the nomination of a competent organisation to undertake the agreed works.

Reason: *To ensure that adequate archaeological investigation and recording is undertaken and to safeguard any archaeological remains in accordance with Policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/14 of the South Cambridgeshire Local Plan (2018). To ensure that the underlying archaeology is protected, as the programme of archaeological works needs to be agreed ahead of the construction phase in this area, so must be in place before development commences.*

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10. No development shall commence in any phase as shown on Drawing no. Site Layout [Phasing Plan], Drawing No: CP/FRIM/MH/03 Rev b dated Nov 2018 (received 30 November 2018) until the developer has secured the implementation of the programme of archaeological work within that phase in accordance with the WSI approved under Condition 9.

Reason: *To ensure that adequate archaeological investigation and recording is undertaken and to safeguard any archaeological remains in accordance with Policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/14 of the South Cambridgeshire Local Plan (2018). To ensure that the underlying archaeology is protected, as the programme of archaeological works needs to be agreed ahead of the construction phase in this area, so must be in place before development commences.*

11. Cultural Heritage: Archaeology - Archaeology (Post Commencement)

Implementation of the WSI approved under Condition 9 shall be undertaken in accordance with the following requirements:

- 1) Completion of a Post-Excavation Assessment report and delivery of an approved Updated Project Design (UDP) scheme within six months of the completion of fieldwork for each phase;
- 2) Completion of the approved programme of analysis and production of an archive report within 18 months of the completion of fieldwork for each phase for the written approval of the Mineral and Waste Planning Authority; and
- 3) The preparation of the archaeological archive for deposition at the Cambridgeshire Archive facility or another appropriate store approved by the Mineral and Waste Planning Authority and provision for the publication of the results to achieve the preservation by record of the heritage assets affected by the development within 18 months of the completion of all fieldwork.

Reason: *To ensure that adequate archaeological investigation and recording is undertaken and to safeguard any archaeological remains in accordance with Policy CS36 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/14 of the South Cambridgeshire Local Plan (2018).*

12. Noise Mitigation - Noise Limits at sensitive receptors

The cumulative noise from all sources on the proposed development shall not exceed the following threshold noise levels at the identified receptors. The threshold and background levels shall be determined in accordance with BS 4142:2014.

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Name of Receptor	Background LA90,t	Daytime threshold dB Laeq 1hr free field	Temporary operations: soil and overburden stripping, bund formation & restoration* dB Laeq 1hr free field	Haul Road Traffic dB Laeq 1hr free field
The Farmhouse	38dB	48dB	70	
Gravel Diggers Farm	38dB	48dB	70	50
Elm Farm	38dB	48dB	70	
Chestnut Farm	38dB	48dB	70	50
The Lakes	40dB	50dB	70	
Mitchell Hill Farm	39dB	49dB	70	
TwentyPence Cottage	40dB	50dB	70	

*This limit allowed for only up to 8 weeks in any 12 month period

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018).*

13. Noise Management and Mitigation Plan

No development shall commence until a noise management and mitigation plan, which demonstrates how the development will achieve the noise limits set out in condition 12, has been submitted to and approved in writing by the Mineral and Waste Planning Authority. The plan shall include, but not be limited to:-

a) the design and implementation schedule of the 2.5 metre high acoustic fence to be erected on the north-east side of the access road as indicated on Site Layout [Phasing Plan], Drawing No: CP-FRIM-MH-03, Rev b, dated Nov 2018 (received 30 November 2018); and

b) the details of noise complaint procedures, including the appointment of a competent acoustic expert to undertake periodic assessments of noise emissions from the development to demonstrate compliance with the noise limits set out in condition 12, and the measures the operator will take in the event the noise limits set out in condition 12 have been exceeded; and

c) Monitoring survey results shall be kept by the operating company during the life of the permitted operations and a copy shall be provided to the Mineral and Waste Planning Authority within 10 working days of receipt of a written request.

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The approved noise mitigation measures shall be thereafter retained and activities shall take place in full accordance with the approved noise management and mitigation plan for the lifetime of the development.

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018). The noise management plan and appropriate mitigation measures need to be agreed and put in place pre-commencement to limit the effects of the development upon local amenity throughout the period during which development takes place.*

14. For temporary operations associated with noise bund construction, the free-field noise levels at the noise-sensitive properties identified in Condition 12 shall not exceed 70dB LAeq,1hr. Temporary operations shall not exceed a total of eight weeks in any continuous 12-month period of work unless otherwise agreed in writing by the Mineral and Waste Planning Authority. Five working days written notice shall be given to the Mineral and Waste Planning Authority in advance of the commencement of any temporary operation. Temporary operations shall include site preparation, bund formation and removal, soil stripping and restoration, and other temporary activities which may be agreed, in advance of works taking place, with the Mineral and Waste Planning Authority.

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018).*

15. Notwithstanding the provisions of Part 4 Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Statutory instrument revoking and re-enacting that Order), there shall be no concrete crushing undertaken on the development site.

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018).*

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16. Audible warning devices shall only be fitted to any fixed or mobile plant or equipment in accordance with a written scheme to be submitted to and approved in writing by the Mineral and Waste Planning Authority prior to the commencement of soil stripping operations. The approved scheme shall be implemented prior to the commencement of soil stripping operations and such measures that are approved shall be maintained for the duration of the development.

Reason: In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018).

17. All plant, equipment and other machinery used in connection with the operation and maintenance of the site shall be equipped with effective silencing equipment and maintained and silenced at all times to meet the manufacturer's noise rating levels.

Reason: In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018).

18. All pumping equipment, whether electrically or diesel powered, shall comply with the noise emission limits expressed in Condition 12. In the event that it is necessary to pump outside the working hours specified in Condition 5 then the noise monitored at the noise sensitive receptors specified in Condition 12 shall be no more than 5dB above the prevailing background noise level, including any corrections for acoustic characteristics.

Reason: In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/10 of the South Cambridgeshire Local Plan (2018).

19. Dust Suppression

Prior to the commencement of development, a scheme for providing a hard wearing bound and sealed surface for the private haul road between the processing plant and the metalled road surface at the Waterbeach Waste Management Park shall be submitted to and approved in writing by the Mineral and Waste Planning Authority. The scheme shall provide a timetable for implementation that reflects the need to temporarily accommodate the delivery of infill material to backfill Gravel Diggers Quarry.

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The development shall subsequently be carried out in accordance with the approved scheme.

The haul road shall be maintained to a good standard, free of potholes, for the duration of the proposed development. The haul road, together with its crossing of the public highway on Long Drove as set out in condition 7, shall be the subject of regular mechanical sweeping to minimise dust emissions from traffic movements such mitigation being supplemented by the use of mobile water bowsers to minimise any fugitive emissions from the site.

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development on air quality, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/12 & SC/14 of the South Cambridgeshire Local Plan (2018). The dust suppression scheme needs to be agreed and put in place pre-commencement to limit the effect upon local amenity throughout the period during which development takes place.*

20. Prior to any HCVs entering onto the private haul road at the processing plant site and before crossing Long Drove, such vehicles shall pass through a vehicle wheel cleaning facility of a type and in a location to be submitted to and approved in writing by the Mineral and Waste Planning Authority prior to its construction. The facility shall be maintained in an operational condition at all times and vehicular circulation routes and site signage shall ensure that vehicles leaving the site pass through the facility.

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/12 & SC/14 of the South Cambridgeshire Local Plan (2018).*

21. The surfaces of internal haul roads should be maintained in good condition with dust suppression facilities being made available on-site so that the running surfaces of haul roads can be kept damp during periods of dry and/or windy weather.

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development on air quality, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/12 & SC/14 of the South Cambridgeshire Local Plan (2018).*

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22. Dust emissions within the Inert Materials Recycling Area shall be controlled with facilities being made available and brought into use to ensure that the surface of operations and unprocessed and processed stockpiles are kept damp in periods of dry weather.

Reason: *In the interests of limiting the effects on local amenity and to control the impacts of the development on air quality, in accordance with Policy CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/12 & SC/14 of the South Cambridgeshire Local Plan (2018).*

23. Visual Impact

Processed stockpiles of sand, gravel, imported inert material and on-site recycled materials shall not exceed 6 metres in height, measured from adjacent land levels.

Reason: *In the interests of visual amenity in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).*

24. Notwithstanding the provisions of Part 17 Class A the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Statutory instrument revoking and re-enacting that Order), no fixed plant, machinery or buildings connected with the extraction, processing or restoration other than that specified in the planning application shall be erected or placed on the site without the prior written approval of the Mineral and Waste Planning Authority.

Reason: *To ensure that the operations are carried out in a manner which will safeguard the amenity of the area, protect surrounding uses and minimise disturbance to adjacent land users in accordance with Policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011)*

25. Lighting

No new or replacement floodlighting shall be installed on the site except in accordance with details submitted to and approved in writing by the Mineral and Waste Planning Authority.

Reason: *To ensure that the operations are carried out in a manner which will safeguard the amenity of the area, protect surrounding uses and minimise light disturbance to adjacent land users in accordance with Policies CS24, CS33, CS34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2 and SC/9 of the South Cambridgeshire Local Plan (2018).*

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26. Surface Water Drainage & Pollution Control

With the exception of the proposed road crossing of Long Drove to access the processing plant site no development shall commence until a detailed surface water management scheme for mineral extraction operations at the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Mineral and Waste Planning Authority.

The scheme shall be based on the principles within the agreed Flood Risk Assessment (FRA) prepared by Hafren water (ref: 2173/FRA, Ref F1) dated January 2018.

The approved scheme shall subsequently be implemented in accordance with the approved details.

Reason: *To protect and prevent the pollution of controlled waters from potential pollutants associated with current and previous land uses in line with National Planning Policy Framework (NPPF), paragraphs 109, 120, 121 and the Environment Agency Groundwater Protection: Principles and Practice (GP) and to ensure that the proposed development can be adequately drained and that there is no flood risk on or off site resulting from the proposed development in accordance with Policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies CC/7 and CC/9 of the South Cambridgeshire Local Plan (2018). The protection of surface water drainage is required ahead of the construction phase so must be agreed before development commences.*

27. Phased Scheme of Working

Mineral extraction and restoration operations hereby permitted shall only be carried out in accordance with the phasing of operations set out on the Site Layout [Phasing Plan], Drawing No: CP/FRIM/MH/03, Rev b, dated Nov 2018 (received 30 November 2018).

Reason: *To ensure that the operations are carried out in a manner which will safeguard the amenity of the area and protect surrounding uses in accordance with Policies CS24, CS25 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).*

28. No soil stripping (with the exception of any archaeological investigations) shall be undertaken within Phase 4 until the restoration soils on Phase 1 have been re-spread over the completed surface of the backfill material deposited in Phase 1.

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Reason: To secure the progressive restoration of the site in order to minimise its impact on local landscape character in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).

29. No soil stripping (with the exception of any archaeological investigations) shall be undertaken within Phase 5 until the restoration soils on Phase 2 have been re-spread over the completed surface of the backfill material deposited in Phase 2.

Reason: To secure the progressive restoration of the site in order to minimise its impact on local landscape character in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).

30. No soil stripping (with the exception of any archaeological investigations) shall be undertaken within Phase 6 until the restoration soils on Phase 3 have been re-spread over the completed surface of the backfill material deposited in Phase 3.

Reason: To secure the progressive restoration of the site in order to minimise its impact on local landscape character in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).

31. No soil stripping (with the exception of any archaeological investigations) shall be undertaken within Phase 7 until the restoration soils on Phase 4 have been re-spread over the completed surface of the backfill material deposited in Phase 4.

Reason: To secure the progressive infilling and restoration of the site in order to minimise its impact on local landscape character in accordance with Policy CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).

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32. Mineral Processing Plant

The elevations of the mineral processing plant shall accord with the details shown on the submitted plan drwg no. SP784-LAYOUT-01D dated 17/9/2015 (received 9 July 2018) and site office drwg no. CP/FRIM/MH/08 dated November 2017 unless otherwise agreed in writing by the Mineral and Waste Planning Authority. To maximise the effectiveness of the noise attenuation bunds in the mitigation of noise the processing plant as shown on drawing numbers Drawing No's: CP/FRIM/MH/03b, Rev b, dated Nov 2018 (received 30 November 2018) to CP/FRIM/MH/03j, Rev b, dated Nov 2018 (received 30 November 2018) inclusive shall be erected on a base constructed 1.5 metres below existing ground levels.

Reason: *To ensure that the visual and noise impact of the plant is minimised in accordance with Policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).*

33. Prior to the erection of the mineral processing plant, quarry office or the dry screening plant a colour scheme for the equipment and building shall be submitted to and approved in writing by the Mineral and Waste Planning Authority. The approved scheme shall be implemented prior to bringing the plants into use and shall be maintained for the duration of the development.

Reason: *To ensure that the visual impact of the plant is minimised in accordance with Policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).*

34. Sequence of Infilling

The sequence of infilling shall be in accordance with the submitted phasing plans, Drawing No's: CP/FRIM/MH/03b, Rev b, dated Nov 2018 (received 30 November 2018) to CP/FRIM/MH/03j, Rev b, dated Nov 2018 (received 30 November 2018) inclusive.

Reason: *To ensure that the site is worked and progressively restored in accordance with Policies CS25 and CS33 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).*

35. Ecological Management and Mitigation

No development shall commence until a detailed Ecological Management Plan has been submitted to, and approved in writing by, the Mineral and Waste Planning Authority. The Ecological Management Plan shall include, but not limited to:

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- Detailed mitigation and enhancement measures for protected species and other species/habitats of conservation interest (including, but not limited to, water voles, reptiles, bats, breeding birds, badger and County wildlife Site habitats) including the results of pre-commencement surveys for water voles, badgers and breeding birds;
- A method statement demonstrating how sensitive areas will be protected during the construction and operational phases, which shall include the measures to minimise environmental impact, a map or plan showing the habitat areas to be protected, any pollution protection and hydrological mitigation methods, and protection for watercourses, especially those with County Wildlife Status and important trees such as Black Poplar.

The Ecological Management Plan shall be maintained in full accordance with the approved timetable and scheme for the lifetime of the development.

Reason: *To ensure that the operations are carried out in a manner which will safeguard ecological, residential and visual amenity interests and to ensure the site is restored appropriately with aftercare arrangements in accordance with Policies CS25, CS33, CS34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2, NH/4 NH/5 and NH/6 of the South Cambridgeshire Local Plan (2018). The protection of nature conservation is required ahead of the construction phase so must be agreed before development commences.*

36. Landscaping

The development shall be carried out in accordance with the submitted phased landscaping with planting details and at the locations as set out in Appendix 5 dated January 2018 of the Supporting Statement and in accordance with the ten submitted phasing plans CP/FRIM/MH/03a Rev b to CP/FRIM/MH/03j Rev b inclusive dated Nov 2018 (received 30 November 2018) unless otherwise agreed in writing by the Mineral and Waste Planning Authority.

The approved scheme shall be implemented in full accordance with the approved timetable and maintenance and management strategy.

Reason: *In the interests of residential and visual amenity, to protect surrounding uses and to ensure that the site is restored in accordance with Policies CS25, CS33, CS34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2, NH/4 and NH/5 of the South Cambridgeshire Local Plan (2018).*

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37. Maintenance of planting scheme

Any trees or shrubs forming part of the landscaping scheme approved by condition 36 above, which die, are damaged, diseased or are removed within the period of the operations or five years after completion of the operation, shall be replaced by the applicants during the next available planting season with a tree or shrub of species and size to be agreed with the Mineral and Waste Planning Authority.

Reason: *In the interests of residential and visual amenity, to protect surrounding uses and to ensure that the site is restored in accordance with Policies CS25, CS33, CS34 and CS35 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2 and NH/4 of the South Cambridgeshire Local Plan (2018).*

38. Soil Storage mounds for acoustic and visual screening purposes.

The location of the soil storage areas to create acoustic and visual screening for the site shall only be carried out in accordance with submitted Site Layout [Phasing Plan], Drawing No: CP/FRIM/MH/03, Rev b, dated Nov 2018 (received 30 November 2018). The heights of the bunds shall accord with the submitted documents as modified by Appendix 4 of the supplementary environmental information received by the Mineral and Waste Planning Authority on 9 July 2018.

Reason: *To protect the existing soil resource and protect the surrounding uses in the interests of visual amenity in accordance with Policies CS25, CS33, CS34 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan (2018).*

39. All soil acoustic/screening bunds shall be grassed over during the next available sowing season following their construction. The seed mixture and the application rates and subsequent maintenance, including measures for the control of weeds, shall be submitted to the Mineral and Waste Planning Authority for approval prior to the phased construction of the soil storage bunds.

Reason: *To protect the existing soil resource, ensure that stored soils are kept free from weeds, and protect the surrounding uses in the interests of visual amenity in accordance with Policies CS25, CS33, CS34 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan (2018).*

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40. Soil Resources & Soil Handling

Topsoil and subsoil stripping, movement and re-spreading shall only be carried out when the full depth of soil to be handled is in a suitable dry and friable condition.

Reason: To protect the existing soil resource and protect the surrounding uses in the interests of residential amenity in accordance with Policies CS25, CS33, CS34 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan (2018).

41. Plant or vehicle movement shall be confined to clearly defined haul routes or to the overburden surface and shall not cross areas of topsoil and subsoil except for the express purpose of soil stripping or soil replacement operations.

Reason: To protect the existing soil resource and protect the surrounding uses in the interests of residential amenity in accordance with Policies CS25, CS33, CS34 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policies NH/2 and NH/3 of the South Cambridgeshire Local Plan (2018).

42. No topsoil or subsoil shall be removed from the site.

Reason: All soils are required for the restoration of the land in accordance with Policies CS25 and CS38 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/3 of the South Cambridgeshire Local Plan (2018).

43. The applicant shall give at least 5 working days and no more than 21 working days written notice to the Mineral and Waste Planning Authority of the commencement of topsoil or subsoil stripping from any part of the site. Prior to soil stripping any standing crop or vegetation shall be cut and removed.

Reason: To allow the Mineral and Waste Planning Authority to inspect the condition of soils prior to soil stripping operations in accordance with Policies CS24 and CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/3 of the South Cambridgeshire Local Plan (2018).

44. No basal clay shall be exported from the site.

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Reason: To ensure the environmental impact of the development is adequately controlled in the interests of highway safety and the amenity of nearby residents in accordance with Policies CS32 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy T1/2 and SC/10 of the South Cambridgeshire Local Plan (2018).

45. Agricultural Aftercare

Prior to the re-placement of restoration soils on the land to be restored to agricultural use a phased detailed agricultural aftercare scheme shall be submitted to and approved in writrint by the Mineral and Waste Planning Authority. The scheme shall encompass the objectives, treatments to relieve compaction, stone picking, levelling, cultivation, application of fertiliser, control of weeds, phased approach to land drainage and arrangements for an annual review over the 5 year aftercare period. The approved scheme shall be implemented in accordance with the phased aftercare plan.

Reason: To return the land to a beneficial afteruse for agricultural use in accordance with Policy CS25 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/3 of the South Cambridgeshire Local Plan (2018).

46. Nature of Imported fill for site restoration and recycling

Only dry, solid, chemically and biologically stable inert material shall be brought to the site for use in restoring the void created by mineral extraction or for dry screening and recycling.

Reason: To protect the surface and groundwater resources from pollution and safeguard aviation interests in accordance with Policies CS39 and CS40 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy CC/7 of the South Cambridgeshire Local Plan (2018).

47. Unless otherwise agreed in writing by the Mineral and Waste Planning Authority not less than 80% of the inert material imported to the site shall originate from a catchment area which shall comprise a radius of 45 km from the site or within the administrative areas of Cambridgeshire and Peterborough as shown on Plan CCC1.

Reason: To ensure that the restoration materials are from local sources managing a large percentage of local waste arisings, in accordance with Policy CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and that the situation is kept under review to help meet the monitoring requirements of the Plan.

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48. The operator shall maintain a written record at the site of deliveries of inert materials and such record shall contain the vehicles' weight, registration number, origin of inert materials and the time and date of the delivery. These records shall be maintained and results collated within a report, to be supplied to the Mineral and Waste Planning Authority within 10 working days of having received a written request for such records. The report shall identify the point of origin of the material, including tonnages received / disposed during the recording period from the 45 km boundary and administrative areas of Cambridgeshire and Peterborough (shown on Plan CCC1) as set out in condition 47.

Reason: *To ensure that the restoration materials are from local sources managing a large percentage of local waste arisings, in accordance with Policy CS29 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and that the situation is kept under review to help meet the monitoring requirements of the Plan.*

49. Site Restoration - Mitchell Hill

Prior to the commencement of the deposit of inert materials within the void created by mineral working at Mitchell Hill, a detailed scheme for the restoration of the land shall be submitted to and approved in writign by the Mineral and Waste Planning Authority. The scheme shall include, but not be limited to:

1. The contours of the restored land, at 0.5 metre spacing;
2. The restoration soil profile for the land to be returned to an agricultural afteruse;
3. Details of the creation and management of areas to be returned to physical characteristics suitable for the resumption of arable use, which should include ditches and ponds (also designed for wildlife). Details of the creation and management of habitats of biodiversity value, including detailed landscape design and specifications, monitoring and 10 year management period;
4. Details of the progressive phased restoration; and
5. Programme of land level monitoring within each of the phases to achieve the required after use.

The scheme shall be implemented as approved.

Reason: *To ensure that the development will protect and prevent the pollution of controlled waters, that is demonstrated through competent management of the proposed quarry restoration and to enhance the appearance of the area by providing satisfactory restoration in accordance with Policies CS25, CS34 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy CC/7 of the South Cambridgeshire Local Plan (2018).*

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50. Site Restoration - Chear Fen

Prior to the commencement of soil stripping (with the exception of any archaeological investigations) in Phase 7, a detailed scheme for the restoration of the land shall be submitted to and approved in writing by the Mineral and Waste Planning Authority. The scheme shall include but not be limited to:

1. The contours of the restored land, at 0.5 metre spacing;
2. The restoration soil profile, including arrangements for land drainage for the land to be returned to a nature conservation after use at Chear Fen;
3. Details of the creation (including water source, stock proof fencing and corral) and management of areas for nature conservation within the site at Chear Fen; with the relevant management responsibilities and maintenance schedules;
4. Details of the progressive phased restoration;
5. Programme of land level monitoring within each of the phases to achieve the required after use; and
6. A timetable for the management and mitigation measures, to include a detailed 10 year aftercare scheme for the new Habitat Area.

The scheme shall be implemented as approved.

Reason: *To ensure that the development will protect and prevent the pollution of controlled waters, that is demonstrated through competent management of the proposed quarry restoration and to enhance the appearance of the area by providing satisfactory restoration in accordance with Policies CS25, CS34 and CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy CC/7 of the South Cambridgeshire Local Plan (2018).*

51. Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development, shall be carried out until the developer has submitted a remediation strategy detailing how this unexpected contamination shall be dealt with and obtained written approval from the Mineral and Waste Planning Authority. The remediation strategy shall be implemented as approved.

Reason: *To prevent the increased risk of pollution to the water environment, in accordance with Policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy SC/11 & CC/7 of the South Cambridgeshire Local Plan (2018).*

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52. Groundwater Monitoring, Water Quality Scheme

No development shall commence until a monitoring and maintenance plan for water quality in respect of on-site groundwater and immediately adjacent watercourses (Engine Drain, Right Wing Drain and Fourth Sock Drain), including a timetable of monitoring and submission of reports has been submitted to, and approved in writing by, the Mineral and Waste Planning Authority. The scheme shall include details of the reports to be produced, including frequency and any necessary contingency actions arising from the monitoring.

The scheme shall be implemented as approved.

Reason: *Given the important role that backfilling plays in the restoration of the site in order to prevent the increased risk of pollution to the water environment, in accordance with Policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy CC/7 of the South Cambridgeshire Local Plan (2018). The protection of Groundwater is required ahead of the construction phase so must be agreed before development commences.*

53. Dewatering Hydrological Monitoring Scheme

No de-watering shall commence on site until a Hydrological Monitoring Scheme is submitted to, and agreed in writing by, the Mineral and Waste Planning Authority. The scheme shall include, but not be limited to, the following:

- All on site boreholes, as well as groundwater level and lake level monitoring of points identified in the hydrogeological impact assessment;
- Monitoring of the surface water levels in the County Wildlife Sites in close proximity to the dewatering should be taken into consideration;
- A timetable setting out when the water level monitoring report shall be submitted annually during the duration of the development; and
- Baseline monitoring details of onsite and offsite locations that shall be undertaken.

The scheme shall be implemented as approved.

Reason: *To prevent the increased risk of pollution to the water environment, in accordance with Policy CS39 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy CC/7 of the South Cambridgeshire Local Plan (2018). Of particular concern are Engine Drain, Beach Ditch, and Twentypence Pit County Wildlife Sites that may be impacted by the dewatering of the site.*

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54. Early Cessation of Working

In the event of permanent cessation of permitted operations within the inert waste recycling area (permanent cessation being defined as there being no processing or importation of demolition or construction waste and no export of recycled aggregates within a 12 month period) the site shall be cleared of all dry screening plant and equipment and remaining stockpiles of demolition and construction waste and recycled aggregates within 12 months following permanent cessation of operations.

Reason: *In order to secure the removal of all materials and plant and equipment associated with operations, on cessation of operations, in the interests of residential and visual amenity in accordance with Policies CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and policy NH/2 of the South Cambridgeshire Local Plan (2018).*

55. In the event of a cessation of the winning and working of mineral prior to the completion of the development hereby approved, which in the opinion of the Mineral and Waste Planning Authority constitutes a permanent cessation within the terms of paragraph 3 of Schedule 9 of the Town and Country Planning Act 1990 (as amended by the Planning and Compensation Act 1991), a revised scheme, to include details of restoration and five year aftercare scheme, shall be submitted within 12 months of the cessation of winning and working to the Mineral and Waste Planning Authority for written approval. The approved revised scheme shall be fully implemented within 24 months of the written approval unless otherwise agreed in writing by the Mineral and Waste Planning Authority. The approved five-year aftercare scheme shall be implemented in accordance with the approved scheme.

Reason: *In order to secure the removal of all materials and plant and equipment associated with operations, on cessation of operations, in the interests of residential and visual amenity, and to ensure that the site is restored to a beneficial afteruse if the mineral working is abandoned in accordance with Policies CS25, CS33 and CS34 of the Cambridgeshire and Peterborough Minerals and Waste Core Strategy Development Plan Document (2011) and Policy NH/2 of the South Cambridgeshire Local Plan (2018).*

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Informatives

1. Public Highway crossings

The Highway Authority advise that prior to entering onto the public highway to the construct the crossing points of Long drove a prior agreement with the Highway Authority is required under Section 278 of the Highways Act 1980. The applicant is advised to contact the Highway Authority (Dr Jon Finney, Highways Development Management Officer, Tel 01223 699255) .

2. Environment Agency advice to applicant

The applicant's attention is drawn to the advice provided by the Environment Agency in their letters dated 15 February 2018 and 24 July 2018 in relation to guidance on flood risk and flood resilience measures, dewatering, extraction licences, contamination, and environmental protection measures. The guidance contained in the EA responses sets out the information expected to be able to satisfy conditions 26, 51, 52 and 53.

3. Surface Water Drainage Scheme (information to include)

In order to ensure that the Surface Water Drainage Scheme covers the required level of information for condition 26, the applicant is advised to include the following:

- a) Full calculations detailing the existing surface water runoff rates for the Q BAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Full details of the proposed attenuation and flow control measures;
- e) Details of temporary storage facilities required for each phase;
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water; and
- i) A timetable for implementation.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG and Infiltration systems shall only be used where it can be demonstrated that they will not pose a risk to groundwater quality.

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4. Dewatering

No de-watering shall place until an abstraction licence for the purpose of de-watering is granted by the Environment Agency. De-watering became licensable in January 2018 under the Water Act 2003.

5. Water Resources

Under the terms of the Water Resources Act 1991, an Abstraction Licence will be required from the Environment Agency for the abstraction of water from any inland water or underground strata. This is dependent on water resource availability and may not be granted.

<https://www.gov.uk/government/publications/application-forms-new-abstraction-licence-for-a-currently-exempt-abstraction>

6. Environmental Permitting (Environment Agency)

The inert materials recycling and quarry restoration activities will require one (or more) permits under the Environmental Permitting Regulations (England and Wales) 2016.

Applications for environmental permits have a determination period of 13 weeks once duly made. Environmental permit applications can be found at

<https://www.gov.uk/guidance/discharges-to-surface-water-and-groundwater-environmental-permits#apply-for-a-bespoke-permit>

The granting of planning approval does not constitute the Environment Agency's approval.

7. Internal Drainage Board advice to applicant:

The applicant's attention is drawn to the advice provided by the Old West Internal Drainage Board in their letter dated 26 July 2018. In particular the need for consents required from them prior to the commencement of development.

8. Dust Suppression measures

The dust suppression mitigation measures addressed in condition 19-22 should ensure that dust control techniques are implemented in accordance with best practice guidelines, including the principles set out in the Institute of Air Quality Management "Guidance on the Assessment of Mineral Dust Impacts for Planning" May 2016.

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Compliance with paragraph 38 of the National Planning Policy Framework

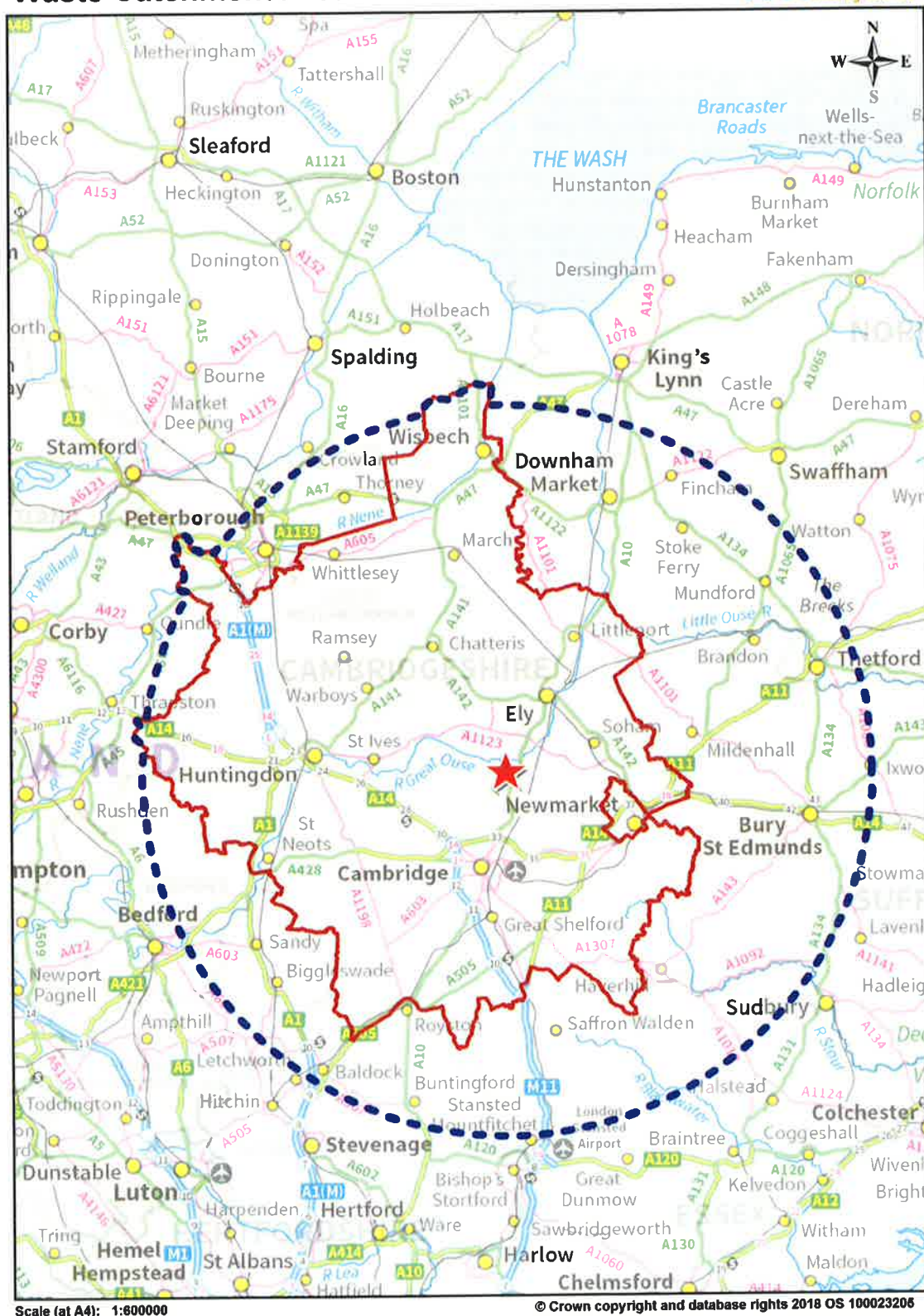
The Mineral and Waste Planning Authority has worked proactively with the applicant to ensure that the proposed development is acceptable in planning terms. All land use planning matters have been given full consideration relating to the environmental impact of the winning and working of minerals and the restoration of the site to agricultural and nature conservation after use, involving the deposit of suitable inert material. Two rounds of consultation took place with statutory consultees and other consultees, including local residents, which have been taken into account in the decision making process.

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Waste Catchment Area - Plan ref CCC1



Scale (at A4): 1:600000

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Notes

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of this notice. Appeals must be made on a form which is available from The Planning Inspectorate, Room 3/13, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Appeals can also be submitted on line by visiting www.gov.uk and searching for "Appeal a Planning Decision". The Secretary of State has power to allow a longer period for a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances, which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the development order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for Communities and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the County/District Council in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

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